



CITY OF SOMERVILLE, MASSACHUSETTS  
ZONING BOARD OF APPEALS  
JOSEPH A. CURTATONE  
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Marlene Smithers, (Alt.)  
T.F. Scott Darling, III, Esq., (Alt.)

**AGENDA**

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,  
Wednesday, Wednesday, March 16, 2005  
DECISIONS 6:00 P.M. followed by New HEARINGS**

**20 Cottage Ave** The Applicant & Owner, Charles Mahoney and Agent, Attorney Adam Dash seek a Minor Revision (SZO §5.3.8) to #2004-76, to comply with building code regulations, to relocate the approved to internal stairs to the front left of the building, resulting in the an enlargement of the foot print of the approved building.

**405 Alewife Brook Parkway (former Conwell School)** Owner & Applicant, Conwell Capen, LLC, a wholly owned subsidiary of the Visiting Nurse Foundation, Inc., seeks a Comprehensive Permit under M.G.L.c.40B in order to demolish the existing structures on the lot and construct ninety-five (95) residential units of housing within a four-story building. The Applicant is requesting waivers from lot area per dwelling unit, floor area ratio, building height and the number of dwelling units (§8.5.B, §8.5.E, and §8.5.F of the SZO). The Applicant also requests a special permit and a special permit with site plan review finding for the number of dwelling units (§7.11.1.3.f, §7.3 of the SZO), and a special permit for reduced parking requirements (§9.5.1.b). RB zone.

**22 Glen St.** Applicant: James V. Castellano, Owner: Rosalie Dufour. The Applicant seeks variances from minimum lot size (§8.5.A), minimum landscaped area (§8.5.D) and minimum side yard setback (§8.5.H) to demolish a garage to construct a two-family dwelling. RB zone.

**515 Somerville Ave.** Applicant: World Realty and Development; Owner: John Solomon, International Inc., Salvatore A. Paterna as President. The Applicant seeks a special permit with site plan review to demolish an existing factory building and construct three residential buildings with a total of thirty-nine (39) residential units and three (3) commercial units (SZO §7.11.1.c). The Applicant also seeks special permits for a shared parking arrangement (SZO §9.13.e) and for modification of parking design standards (SZO §9.13.b). The proposal is also subject to the affordable housing provisions of Article 13. BA zone.



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**49-51 Allen St.** Applicant: Allen Street, LLC; Owner: 49-51 Allen Street Trust. The Applicant seeks two Special Permits with Site Plan Review to construct 16 dwelling units (SZO §7.2 and SZO §7.3). This proposal is subject to the Inclusionary Housing requirements of SZO Article 13. RB zone

**288-290 Beacon St.** Applicant: Alfred DiMamb, Owner: Jeanne Nevaras. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1), a variance from §9.4.2 for failure to provide the required parking, and a special permit for modification of parking design standards (§9.13.b) to construct a 2nd story with 4 one-bedroom units above an existing commercial structure. RC zone.

**ZBA 3/16/05**